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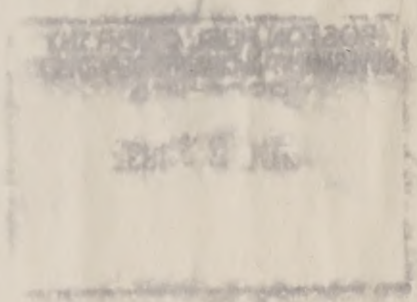




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# **CENTRAL BOSTON PLANNING DISTRICT**

## **1990 POPULATION & HOUSING TABLES**

**with comparisons to Boston City share  
and selected 1980 data**

**U.S. CENSUS (STF1)**

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**Boston Redevelopment Authority  
Policy Development & Research Department**

**Assisted by State Data Center  
Massachusetts Institute for  
Social and Economic Research  
University of Massachusetts/Amherst**

**Revised, expanded January 15, 1992**

**City of Boston**  
Raymond L. Flynn, Mayor

**Boston Redevelopment Authority**  
Stephen Coyle, Director

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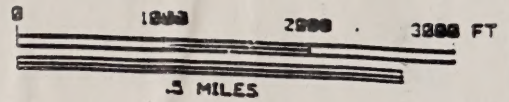
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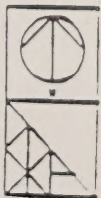
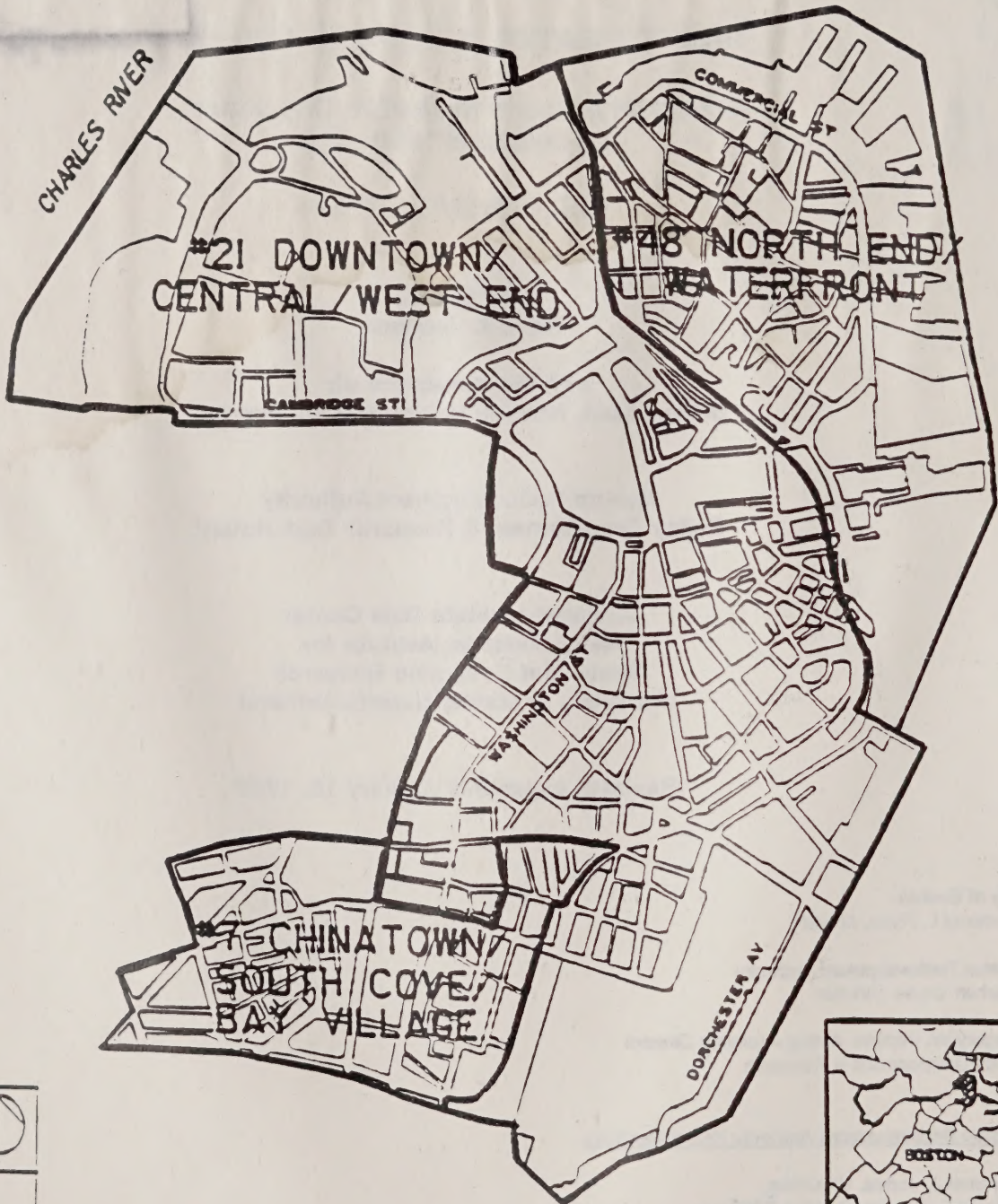


# PLANNING DISTRICT #4 CENTRAL

AND NEIGHBORHOOD STATISTICAL AREAS



BOSTON HARBOR





## STF1 EXPLANATORY NOTE

The U.S. Bureau of the Census has released the 1990 STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targeted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, employment, education, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Policy Development and Research Department has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. These data were assembled into 18 population tables and 16 housing tables. Some of these tables contain comparisons with 1980 data, while others contain "share ratios" comparing aspects of the planning district to city wide averages.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

In addition to the population and housing tables, the State Data Center, Massachusetts Institute for Social and Economic Research (MISER), University of Massachusetts/Amherst, printed the accompanying profile detailing all persons by age, sex and Hispanic origin in each planning district.

A complete 8 page profile of the 1990 STF1 data is available for each of Boston's 16 planning districts. Similar 8 page profiles will soon be available for the 69 Neighborhood Statistical Areas of Boston. Such 8 page profiles are also available for the City of Boston, the other 350 communities, the 14 counties, and the Commonwealth. These can be obtained by contacting the State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003.

BRA publication number 430, Census Glossary, may also be of interest. It is a 20 page appendix titled, "Definitions of Subject Characteristics", excerpted from Summary Population and Housing Characteristics, Massachusetts, 1990.



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MISER: PROFILE #2: PERSONS BY AGE, RACE, SEX AND HISPANIC ORIGIN, 1990

GLOSSARY OF CENSUS TERMS



**P1: CENTRAL**

**PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990**

Total Persons:	21,625	Population Percent of City:	3.8
Total Land Area (in Sq. Mi.):	1.3	Land Area Percent of City:	2.6
Population Density (per Sq.Mi):	16,635	Density Ratio to City Average:	1.42

Source: 1990 U.S. Census STF1 Counts, BRA Research Department data.

**P2: POPULATION BY RACE/HISPANIC ORIGIN, SHARE of BOSTON, and CHANGE, 1980 - 1990**

CENTRAL	1980		1990		1990 - 1980 Change		1990 PD/Boston Ratio2
	Number	Percent	Number	Percent	Number	Percent	
Total Population	21,862	100.0	21,625	100.0	(237)	-1.1	1.00
White1	17,459	79.9	16,481	76.1	(998)	-5.7	1.21
Black1	648	3.0	663	3.1	15	2.3	0.12
Native Americans	23	0.1	35	0.2	12	52.2	0.49
Asian + Pac. Islanders	3,535	16.2	4,318	20.0	783	22.1	3.77
Other Race	197	0.9	148	0.7	(49)	-24.9	0.11
-----	-----	-----	-----	-----	-----	-----	-----
Hispanic Origin	377	1.7	712	3.3	335	88.9	0.31
White	293	1.3	498	2.2	193	65.9	0.58
Black	10	0.0	47	0.2	37	370.0	0.12
All other	74	0.3	179	0.8	105	141.9	0.16
-----	-----	-----	-----	-----	-----	-----	-----
Total Minorities	4,696	21.5	5,650	26.1	954	20.3	0.64
-----	-----	-----	-----	-----	-----	-----	-----
White, Non-Hisp.	17,166	78.5	15,975	73.9	(1,191)	-6.9	1.25
Black, Non-Hisp.	638	2.9	616	2.8	(22)	-3.4	0.12

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

**P3: ALL PERSONS: AGE GROUPS, 1980 - 1990**

CENTRAL	1980		1990		1990 - 1980 Change		1990 PD/Boston Ratio1
	Number	Percent	Number	Percent	Number	Percent	
Total Persons:	21,862	100.0	21,625	100.0	(237)	-1.1	1.00
0-4 years	579	2.6	626	2.9	47	8.1	0.45
5-14	1,229	5.6	730	3.4	(499)	-40.6	0.34
15-24	3,752	17.2	3,060	14.2	(692)	-18.4	0.69
25-34	5,278	24.1	6,012	27.8	734	13.9	1.21
35-44	2,796	12.8	3,336	15.4	540	19.3	1.13
45-54	2,392	10.9	2,152	10.0	(240)	-10.0	1.22
55-64	2,513	11.5	2,033	9.4	(480)	-19.1	1.33
65-74	2,033	9.3	1,935	8.9	(98)	-4.8	1.43
75-84	1,028	4.7	1,357	6.3	329	32.0	1.65
85 +	262	1.2	384	1.8	122	46.6	1.24

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole



**P 4: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990**

**CENTRAL**

<u>Years and Age</u>	<u>All</u>	<u>White<sup>1</sup></u>	<u>Black<sup>1</sup></u>	<u>Asian/PI</u>	<u>Others<sup>2</sup></u>	<u>All : Hispanic Origin</u>
1990, Total:	21,862	17,459	648	3,535	228	377
0-4 years	579	308	9	250	12	17
5-17	1,793	1,074	40	657	22	52
18-64	16,167	13,352	501	2,149	165	275
65 +	3,323	2,725	98	479	21	33
1980, Total:	21,625	16,461	663	4,318	183	712
0-4 years	626	323	30	269	4	31
5-17	1,012	386	44	573	9	37
18-64	16,311	12,979	508	2,663	161	591
65 +	3,676	2,773	81	813	9	53
Abs. Change, '90-'80:	(237)	(998)	15	783	(37)	335
0-4 years	47	15	21	19	(8)	14
5-17	(781)	(688)	4	(84)	(13)	(15)
18-64	144	(373)	7	514	(4)	316
65 +	353	48	(17)	334	(12)	20
Pct. Change, '90-'80:	-1.1	-5.7	2.3	22.1	-16.8	88.9
0-4 years	8.1	4.9	23.3	7.6	-66.7	82.4
5-17	-43.6	-64.1	10.0	-12.8	-59.1	-28.8
18-64	0.9	-2.8	1.4	23.9	-2.4	114.9
65 +	10.6	1.8	-17.3	69.7	-57.1	60.6

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

**P 5: POPULATION MEDIAN AGE in YEARS by RACE and GENDER, 1990**

<b>CENTRAL</b>	<u>Total</u>	<u>Female</u>	<u>Male</u>	<u>Female Percent of Total Population</u>
Total Population	35.7	33.2	35.6	50.4
White*	35.2	N/A	N/A	51.3
Black*	27.7	N/A	N/A	30.0
Asian + Pac. Islanders	30.1	N/A	N/A	50.8
<u>Ratio to Boston Median Age, Gender:</u>				
Total Population	1.18	1.06	1.21	0.97
White*	1.10	N/A	N/A	0.99
Black*	0.99	N/A	N/A	0.56
Asian + Pac. Islanders	1.08	N/A	N/A	1.04

Source: 1990 US Census STF1 Counts, Tables M3, M4, M5.

\* includes persons of Hispanic origin



**P 9: POPULATION AGE GROUPS DETAILED by RACE/ETHNICITY, 1990**

<b>CENTRAL</b>	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>All Others2</u>	<u>Hispanic Origin</u>
<b>Total Population:</b>	<b>21,625</b>	<b>16,461</b>	<b>663</b>	<b>4,318</b>	<b>183</b>	<b>712</b>
<b>Age</b>						
0-4 years	626	323	30	269	4	31
5-14	730	272	30	421	7	24
15-24	3,060	2,247	159	613	41	141
25-34	6,012	5,036	174	728	74	263
35-44	3,336	2,568	108	639	21	104
45-54	2,152	1,708	45	385	14	56
55-64	2,033	1,534	36	450	13	40
65-74	1,935	1,477	43	410	5	32
75-84	1,357	993	35	325	4	15
85 +	384	303	3	78	0	6
<hr/>						
0-4 years	626	323	30	269	4	31
5-17	1,012	386	44	573	9	37
5-11	493	186	23	272	7	17
12-14	237	86	2	149	0	7
15-17	282	114	14	152	2	13
18-64	16,311	12,979	508	2,663	161	591
18-44	12,126	9,737	427	1,828	134	495
45-64	4,185	3,242	81	835	27	96
65 +	3,676	2,773	81	813	9	53

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

**P 9A: RATIO to BOSTON CITY-WIDE AGE GROUP and RACE/ETHNICITY:**

<b>CENTRAL</b>	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>All Others2</u>	<u>Hispanic Origin</u>
<b>Total Population:</b>	<b>1.00</b>	<b>1.21</b>	<b>0.12</b>	<b>3.77</b>	<b>0.14</b>	<b>0.31</b>
<b>Age</b>						
0-4 years	0.45	0.52	0.06	3.44	0.03	0.13
5-14	0.34	0.32	0.03	3.26	0.03	0.06
15-24	0.69	0.80	0.16	2.15	0.14	0.27
25-34	1.21	1.51	0.16	2.70	0.25	0.49
35-44	1.13	1.42	0.13	4.18	0.12	0.35
45-54	1.22	1.58	0.09	4.82	0.15	0.35
55-64	1.33	1.44	0.11	6.61	0.25	0.43
65-74	1.43	1.43	0.18	8.39	0.17	0.57
75-84	1.64	1.45	0.34	12.45	0.30	0.57
85 +	1.24	1.13	0.10	10.31	0.00	0.87

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11, and Table P 6, above.

1- includes persons of Hispanic origin

2- includes Native Americans



P 7: HOUSEHOLD TYPE and RELATIONSHIP, 1990

	Total	Total	Subtotal	PD/Boston
	Persons	(in percent)		Ratio1
<b>CENTRAL BOSTON</b>				
<b>All Persons:</b>	<b>21,626</b>	<b>100.0</b>	<b>—</b>	<b>1.00</b>
<u>In family households:</u>	<b>10,286</b>	<b>47.6</b>	<b>100.0</b>	<b>0.71</b>
Householder	3,782	17.5	36.8	0.87
Spouse	2,935	13.6	28.5	1.15
Child:	2,686	12.4	26.1	0.48
Natural-born or adopted	2,653	12.3	25.8	0.48
Step	33	0.2	0.3	0.30
Grandchild	90	0.4	0.9	0.25
Other relatives	684	2.8	5.9	0.60
Nonrelatives	189	0.9	1.8	0.38
 <b>Average persons per family:</b>	<b>2.16</b>	<b>—</b>	<b>—</b>	<b>0.68</b>
<u>In nonfamily households:</u>	<b>9,714</b>	<b>44.9</b>	<b>100.0</b>	<b>1.63</b>
Householder living alone	6,504	30.1	67.0	2.13
Householder not living alone	1,480	6.8	15.2	1.25
Nonrelatives	1,730	8.0	17.8	1.01
 <u>In group quarters:</u>	<b>1,626</b>	<b>7.5</b>	<b>100.0</b>	<b>1.31</b>
Institutionalized persons	479	2.2	29.5	1.52
Other persons in group quarters	1,147	5.3	70.5	1.24

Source: 1990 US Census STF1 Count, Tables P15, P17.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 8: GROUP QUARTERS RESIDENTS, 1990

	Total	Total	Subtotal	PD/Boston
	Persons	(in percent)		Ratio1
<b>CENTRAL BOSTON</b>				
<b>All persons in group quarters:</b>	<b>1,626</b>	<b>100.0</b>	<b>—</b>	<b>1.00</b>
<u>Institutionalized persons</u>	<b>479</b>	<b>29.5</b>	<b>100.0</b>	<b>1.16</b>
Correctional institutions	313	19.2	65.3	3.45
Nursing homes	137	8.4	28.6	0.51
Mental (Psychiatric) hospitals	29	1.8	6.1	3.39
Juvenile institutions	0	0.0	0.0	0.00
Other institutions	0	0.0	0.0	0.00
 <u>Other persons in group quarters</u>	<b>1,147</b>	<b>70.5</b>	<b>100.0</b>	<b>0.95</b>
College dormitories	95	5.8	8.3	0.11
Military quarters	536	33.0	46.7	14.38
Emergency shelters for homeless	252	15.5	22.0	2.27
Visible in street locations	33	2.0	2.9	3.06
Other noninstitutional group quarters	231	14.2	20.1	1.31

Source: 1990 US Census STF1 Count, Table P28.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.



P 9: HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

	Total Hholds	Total (in percent)	Subtotal	PD/Boston Ratio1
<b>CENTRAL BOSTON</b>				
<b>All households:</b>	<b>11,766</b>	<b>100.0</b>	<b>—</b>	<b>1.00</b>
<u>1 person:</u>	<b>6,504</b>	<b>55.3</b>	<b>100.0</b>	<b>1.56</b>
Male householder	2,838	24.1	43.6	1.54
Female householder	3,666	31.2	56.4	1.56
<u>2 or more persons:</u>	<b>5,262</b>	<b>44.7</b>	<b>100.0</b>	<b>0.69</b>
<b>Family households:</b>	<b>3,782</b>	<b>32.1</b>	<b>71.9</b>	<b>0.63</b>
Married-couple family:	2,934	24.9	55.8	0.84
With related children	785	6.7	14.9	0.51
No related children	2,149	18.3	40.8	1.00
Other family:	848	7.2	16.1	0.34
Male householder, no wife present:	257	2.2	4.9	0.52
With related children	52	0.4	1.0	0.31
No related children	205	1.7	3.9	0.63
Female householder, no husband present:	591	5.0	11.2	0.30
With related children	155	1.3	2.9	0.13
No related children	436	3.7	8.3	0.58
<b>Nonfamily households:</b>	<b>1,480</b>	<b>12.6</b>	<b>28.1</b>	<b>0.92</b>
Male householder	755	6.4	14.3	0.98
Female householder	725	6.2	13.8	0.99

Source: 1990 US Census STF1 Count, Table P16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 10: HOUSEHOLD SIZE by HOUSEHOLD TYPE, 1990

	Household counts			PD/Boston Ratios:1		
	Total	Family	Non-Family	Total	Family	Non-Family
<b>CENTRAL BOSTON</b>						
<b>All households:</b>	<b>11,767</b>	<b>3,782</b>	<b>7,985</b>	<b>1.00</b>	<b>0.63</b>	<b>1.38</b>
<u>Household size:</u>						
1 person	6,504	N/A	6,504	1.55	N/A	1.55
2 persons	3,535	2,256	1,279	1.02	0.97	1.11
3 persons	934	767	167	0.53	0.53	0.57
4 persons	500	475	25	0.41	0.44	0.21
5 persons	190	182	8	0.30	0.30	0.26
6 persons	70	69	1	0.24	0.25	0.06
7 or more persons	34	33	1	0.15	0.15	0.13

Source: 1990 US Census STF1 Count, Table P27.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.



P 11: RACE/ETHNICITY of HOUSEHOLDER by HOUSEHOLD TYPE, 1990

CENTRAL BOSTON	Household Counts				
	All	White*	Black*	Asian	Hispanic
All households:	11,766	9,770	231	1,701	262
<u>Family households:</u>	3,782	2,681	46	1,032	100
Married-couple family:	2,934	2,022	22	874	67
With related children	785	367	8	404	25
No related children	2,149	1,655	14	470	42
Other family:	848	659	24	158	33
Male householder, no wife present:	257	177	5	71	7
With related children	52	28	3	20	2
No related children	205	149	2	51	5
Female householder, no husband present:	591	482	19	87	26
With related children	155	107	11	36	9
No related children	436	375	8	51	17
<u>Nonfamily households:</u>	7,984	7,089	185	669	162
Householder living alone	6,504	5,715	165	593	131
Householder not living alone	1,480	1,374	20	76	31

Source: 1990 US Census STF1 Count, Table P19.

\* - Includes persons of Hispanic origin

P11a: DISTRIBUTION of HOUSEHOLD TYPES by RACE/ETHNICITY COMPARED to BOSTON, 1990

CENTRAL BOSTON	(ratios)				
	All	White*	Black*	Asian	Hispanic
All households:	1.00	1.20	0.09	3.42	0.28
<u>Family households:</u>	0.63	0.75	0.03	3.39	0.15
Married-couple family:	0.84	0.83	0.03	3.84	0.22
With related children	0.51	0.41	0.02	3.17	0.13
No related children	1.09	1.07	0.05	4.68	0.40
Other family:	0.34	0.59	0.02	2.08	0.09
Male householder, no wife present:	0.52	0.67	0.03	2.47	0.10
With related children	0.31	0.47	0.04	2.03	0.06
No related children	0.63	0.73	0.02	2.69	0.14
Female householder, no husband present:	0.30	0.56	0.02	1.84	0.09
With related children	0.13	0.28	0.02	1.26	0.04
No related children	0.58	0.78	0.04	2.73	0.30
<u>Nonfamily households:</u>	1.38	1.54	0.21	3.46	0.58
Householder living alone	1.56	1.75	0.23	4.64	0.73
Householder not living alone	0.92	1.02	0.12	1.16	0.31

\* - Includes persons of Hispanic origin

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.



P 12: PERSONS UNDER 18 YEARS: HOUSEHOLD TYPE and RELATIONSHIP, 1990

CENTRAL BOSTON			PD Boston	
	Number	Percent	:	Ratio
All persons under 18 years:	1,639	100.0	:	0.40
<u>In households:</u>	1,595	97.3	:	0.39
Household head or spouse	3	0.2	:	0.38
Own child:	1,479	90.2	:	0.41
In married-couple family	1,242	75.8	:	0.62
In other family:	237	14.5	:	0.15
Male householder, no wife present	55	3.4	:	0.35
Female householder, no husband present	182	11.1	:	0.13
Other relatives	91	5.6	:	0.22
Nonrelatives	22	1.3	:	0.29
<u>In group quarters:</u>	44	2.7	:	1.45
Institutionalized persons	15	0.9	:	1.27
Other persons in group quarters	29	1.8	:	1.58

Source: 1990 US Census STF1 Count, Table P21.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 13: ALL HOUSEHOLDS BY TYPE AND BY MEMBERS UNDER 18, 1990

CENTRAL BOSTON	With Persons Under 18			PD/Boston Ratios:1		
	Total	1, +*	none	Total	1, +*	none
All households	11,766	1,002	10,764	1.00	0.34	1.22
<u>Family households:</u>	3,782	996	2,786	0.63	0.34	0.92
Married-couple family	2,934	789	2,145	0.84	0.51	1.09
Other family:	848	207	641	0.34	0.15	0.60
Male h'holder, no wife present	257	52	205	0.52	0.30	0.64
Female h'holder, no husband present	591	155	436	0.30	0.13	0.58
<u>Nonfamily households:</u>	7,984	6	7,978	1.38	0.22	1.38
Male householder	3,593	6	3,587	1.32	0.38	1.33
Female householder	4,391	0	4,391	1.43	0.00	1.43

Source: 1990 US Census STF1 Count, Table P18.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

\*- one or more persons under 18 years of age



**P 14: PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP, 1990**

<b>CENTRAL BOSTON</b>	<b>In Households</b>				<b>In Group Quarters</b>	
	<b>Total</b>	<b>OwnChi</b>	<b>Relat'n</b>	<b>NonRel'n</b>	<b>Inst'lzd</b>	<b>Other</b>
<b>All Persons under 18 years:</b>	<b>1,638</b>	<b>1,479</b>	<b>91</b>	<b>22</b>	<b>15</b>	<b>28</b>
<u>Household head or spouse under 18:</u>	<b>3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<u>Total dependents under 18:</u>	<b>1,635</b>	<b>1,479</b>	<b>91</b>	<b>22</b>	<b>15</b>	<b>28</b>
Under 3 years	415	371	24	7	0	13
3 and 4 years	211	194	10	3	0	4
5 years	85	81	2	1	0	1
6 to 11 years	409	369	26	4	0	10
12 and 13 years	162	154	6	2	0	0
14 years	74	69	3	2	0	0
15 to 17 years	279	241	20	3	15	0

Source: 1990 US Census STF1 Count, Table P22.

**P14a: DISTRIBUTION of PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP COMPARED to BOSTON, 1990 (ratios)**

<b>CENTRAL BOSTON</b>	<b>In Households</b>				<b>In Group Quarters</b>	
	<b>Total</b>	<b>OwnChi</b>	<b>Relat'n</b>	<b>NonRel'n</b>	<b>Inst'lzd</b>	<b>Other</b>
<b>All Persons under 18 years:</b>	<b>1.00</b>	<b>1.04</b>	<b>0.55</b>	<b>0.72</b>	<b>3.21</b>	<b>3.80</b>
<u>Household head or spouse under 18:</u>	<b>0.96</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<u>Total dependents under 18:</u>	<b>1.00</b>	<b>1.04</b>	<b>0.55</b>	<b>0.72</b>	<b>3.21</b>	<b>3.80</b>
Under 3 years	1.23	1.31	0.53	1.12	0.00	5.93
3 and 4 years	1.01	1.08	0.42	0.81	0.00	5.06
5 years	0.88	0.95	0.21	0.71	0.00	2.10
6 to 11 years	0.79	0.80	0.58	0.46	0.00	7.06
12 and 13 years	1.05	1.11	0.51	0.83	0.00	0.00
14 years	0.97	1.01	0.53	1.24	0.00	0.00
15 to 17 years	1.15	1.15	0.88	0.47	4.95	0.00

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

Source: 1990 US Census STF1 Count, Table P22.



P 15: PERSONS 65 YEARS and OLDER by HOUSEHOLD TYPE and RELATIONSHIP, 1990

CENTRAL BOSTON	Persons over 65			PD/Boston Ratio1
	Number Persons	Total (in percent)	Subtotal	
All Persons 65 years and over	3,676	100.0	—	1.48
<u>In family households:</u>	1,696	46.1	100.0	1.29
Householder	913	24.8	53.8	1.28
Spouse	562	15.3	33.1	1.52
Other relatives	205	5.6	12.1	0.95
Nonrelatives	16	0.4	0.9	0.81
<u>In nonfamily households:</u>	1,782	48.5	100.0	1.89
Male householder:	505	13.7	28.3	2.13
Living alone	475	12.9	26.7	2.15
Not living alone	30	0.8	1.7	1.94
Female householder:	1,234	33.6	69.2	1.83
Living alone	1,223	33.3	68.6	1.86
Not living alone	11	0.3	0.6	0.62
Nonrelatives	43	1.2	2.4	1.33
<u>In group quarters:</u>	198	5.4	100.0	0.89
Institutionalized persons	130	3.5	65.7	0.65
Other persons in group quarters	68	1.8	34.3	2.84

Source: 1990 US Census STF1 Count, Table P23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 16: HOUSEHOLDS by MEMBERS OVER 65, HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

CENTRAL BOSTON	Total			PD/Boston Ratio1
	H'holds	Total (in percent)	Subtotal	
All households	11,767	100.0	—	1.00
<u>H'holds w/ 1 or more 65 years and over</u>	2,811	23.9	100.0	1.14
1 person	1,698	14.4	60.4	1.42
2 or more persons:	1,113	9.5	39.6	0.87
Family households	1,062	9.0	37.8	0.87
Nonfamily households	51	0.4	1.8	0.84
<u>Households with no persons 65 years +</u>	8,956	76.1	100.0	0.96
1 person	4,806	40.8	53.7	1.81
2 or more persons:	4,150	35.3	46.3	0.66
Family households	2,721	23.1	30.4	0.57
Nonfamily households	1,429	12.1	16.0	0.92

Source: 1990 US Census STF1 Count, Table P25.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.



**P 17: ASIAN and PACIFIC ISLANDER POPULATION, 1990**

CENTRAL BOSTON			PD/Boston
	<u>Persons</u>	<u>Percent</u>	<u>Ratio</u>
Total Asian or Pacific Islanders:	4,319	100.0	3.77
<u>Asian</u>	4,308	99.7	3.79
Chinese	3,924	90.9	8.24
Filipino	35	0.8	0.91
Japanese	147	3.4	2.19
Asian Indian	51	1.2	0.69
Korean	38	0.9	0.88
Vietnamese	49	1.1	0.27
Thai	46	1.1	4.17
Other Asian	18	0.4	0.39
<u>Pacific Islander</u>	11	0.3	1.41

Source: 1990 US Census STF1 Count, Table P7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

**P 18: MARITAL STATUS, MALES and FEMALES, 15 YEARS and OVER, 1990**

CENTRAL BOSTON				PD/Boston				PD/Bost
	<u>Total</u>	<u>Males</u>	<u>M/Tot</u>	<u>Ratio</u>	<u>Females</u>	<u>Fe/Tot</u>	<u>Ratio</u>	
			(percent)			(percent)		
Total persons 15 years and over:	20,266	10,052	49.6	1.17	10,214	50.4	1.08	
<u>Marital status:</u>								
Never married	9,921	5,253	52.9	1.11	4,668	47.1	1.04	
Now married, and not separated	6,780	3,577	52.8	1.23	3,203	47.2	1.13	
Separated	386	232	60.1	0.98	154	39.9	0.40	
Widowed	1,693	298	17.6	1.27	1,395	82.4	1.31	
Divorced	1,486	692	46.6	1.38	794	53.4	1.09	

Source: 1990 US Census STF1 Count, Table P14.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.



# H 1: HOUSING UNITS by TENURE, 1980 and 1990 \*

CENTRAL BOSTON	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	PD/Bost Ratio1
Total Housing Units:	11,871	100.0	13,382	100.0	1,691	14.5	1.00
Occupied total:	10,792	92.5	11,788	88.1	974	9.0	0.97
Owner occupied	1,076	9.2	2,554	19.1	1,478	137.4	0.68
Renter occupied	9,716	83.2	9,212	68.9	(504)	-5.2	1.10
Vacant total:	879	7.5	1,596	11.9	717	81.6	1.34
For sale only	81	0.7	225	1.7	144	177.8	2.21
For rent	478	4.1	800	6.0	322	67.4	1.12
All other vacant DUs	320	2.7	570	4.3	250	78.1	1.50

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.

\* NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

# H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

CENTRAL BOSTON	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	PD/Bost Ratio1
All Occupied housing units	10,792	100.0	11,788	100.0	974	9.0	0.97
White1	9,290	86.1	9,789	83.0	479	5.2	1.16
Black1	199	1.8	231	2.0	32	16.1	0.09
American Indian, Eskimo, or Aleut	10	0.1	15	0.1	5	50.0	0.42
Asian or Pacific Islander	1,207	11.2	1,702	14.5	495	41.0	3.31
Other race	86	0.8	49	0.4	(37)	-43.0	0.10
Hispanic Origin	157	1.5	282	2.2	105	66.9	0.28
White	127	1.2	183	1.6	56	44.1	0.51
Black	3	0.0	16	0.1	13	433.3	0.10
All others	27	0.3	63	0.5	36	133.3	0.15
Total minorities	1,629	15.1	2,180	18.5	551	33.8	0.55
White, Non-Hispanic	9,163	84.9	9,586	81.5	423	4.6	1.23
Black, Non-Hispanic	196	1.8	215	1.8	19	9.7	0.09

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole



### H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	Owner-Occupied				Renter-Occupied			
	1980 Number	1990 Number	1990-1980 Change Number	Percent	1980 Number	1990 Percent	1990-1980 Change Number	Percent
<b>CENTRAL BOSTON</b>								
Occupied housing units	1,078	2,554	1,478	137.4	9,716	9,212	(504)	-5.2
White <sup>1</sup>	1,011	2,423	1,412	139.7	8,279	7,348	(933)	-11.3
Black <sup>1</sup>	3	17	14	466.7	198	214	18	9.1
American Indian, Eskimo, or Aleut	0	8	6	na	10	9	(1)	-10.0
Asian or Pacific Islander	59	108	49	83.1	1,148	1,594	446	38.9
Other race	3	0	(3)	-100.0	83	49	(34)	-41.0
-----	-----	-----	-----	-----	-----	-----	-----	-----
Hispanic Origin	9	20	11	122.2	148	242	94	63.5
White	63	19	(44)	-69.8	84	164	100	119.0
Black	3	0	(3)	-100.0	0	18	16	na
All others	(57)	1	58	-101.8	84	62	(22)	-26.2
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Total minorities	128	150	22	17.2	1,501	2,030	529	35.2
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White, Non-Hispanic	948	2,404	1,456	153.6	8,215	7,182	(1,033)	-12.6
Black, Non-Hispanic	0	17	17	na	198	198	2	1.0

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

H 4: TENURE by AGE of HOUSEHOLDER, 1990

CENTRAL BOSTON	Occupied Housing Units				PD/Boston Ratios:1		
	Total	Owner	Renter		Total	Owner	Renter
Occupied housing units:	11,766	2,552	9,214	:	1.00	0.70	1.13
Age of Householder:				:			
15 to 24 years	945	57	888	:	0.79	0.83	0.79
25 to 34 years	3,393	505	2,888	:	1.05	0.83	1.10
35 to 44 years	2,073	606	1,467	:	0.89	0.74	0.98
45 to 54 years	1,368	441	927	:	0.93	0.72	1.08
55 to 64 years	1,333	445	888	:	1.03	0.74	1.28
65 to 74 years	1,358	303	1,055	:	1.11	0.58	1.53
75 years and over	1,296	195	1,101	:	1.30	0.51	1.79

Source: 1990 US Census STF1 Counts, Tables H12.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 5: PERSONS in DWELLING UNIT, 1990

CENTRAL BOSTON	Occupied Housing Units				PD/Boston Ratios:1		
	Total	Owner	Renter		Total	Owner	Renter
Occupied housing units	11,768	2,554	9,212	:	1.00	0.70	1.13
Occupants:				:			
1 person	6,504	1,301	5,203	:	1.56	1.30	1.63
2 persons	3,535	873	2,662	:	1.02	0.78	1.13
3 persons	933	218	715	:	0.53	0.38	0.61
4 persons	500	106	394	:	0.41	0.23	0.53
5 persons	190	40	150	:	0.30	0.15	0.40
6 persons	70	9	61	:	0.24	0.07	0.35
7 or more persons	34	7	27	:	0.15	0.07	0.21
Persons per occupied housing unit:	1.49	1.69	1.47	:	0.63	0.64	0.66
Aggregate Persons by Tenure:	19,988	4,436	15,562	:			
In percent of Total:	100.0	22.2	77.8	:	1.00	0.65	1.19

Source: 1990 US Census STF1 Counts, Tables H17, H18.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole



**H 6: TOTAL HOUSING STOCK by ROOMS per UNIT, 1990**

CENTRAL BOSTON	Housing Units		:	PD/Boston Ratio
	Number	Percent		
Total Housing units	13,362	100.0	:	1.00
<u>Rooms per Unit:</u>			:	
1 room	1,591	11.9	:	2.03
2 rooms	2,606	19.5	:	1.90
3 rooms	4,290	32.1	:	1.71
4 rooms	3,084	23.1	:	1.16
5 rooms	1,151	8.6	:	0.43
6 rooms	397	3.0	:	0.23
7 rooms	101	0.8	:	0.15
8 rooms	46	0.3	:	0.13
9 or more rooms	96	0.7	:	0.17

Source: 1990 US Census STF1 Counts, Table H13.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

**H 7: TOTAL NUMBER of ROOMS by TENURE, VACANCY STATUS, 1990**

CENTRAL BOSTON	Total Rooms	Total (in percent)	Subtotal	PD/Boston Ratio
Total Rooms in All DUs	42,182	100.0	—	1.00
Tenure and Status:				
<u>In Occupied DUs</u>	37,028	87.8	100.0	0.96
Owner occupied	9,784	23.2	26.4	0.61
Renter occupied	27,244	64.6	73.6	1.20
<u>In Vacant DUs:</u>	5,154	12.2	100.0	1.48
For rent	2,418	5.7	46.9	1.28
For sale only	771	1.8	15.0	2.28
Rented or sold, not occupied	182	0.4	3.5	0.43
For seasonal, recreational, or occasional	646	1.5	12.5	5.72
For migrant workers	2	0.0	0.0	0.77
Other vacant	1,135	2.7	22.0	1.60

Source: 1990 US Census STF1 Counts, Tables H14, H15, H16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

**H 8: PERSONS PER ROOM in OCCUPIED HOUSING UNITS, by TENURE, 1990**

<b>CENTRAL BOSTON</b>	<u>Occupied Housing Units</u>			:	<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>		<u>Total</u>	<u>Owner</u>	<u>Renter</u>
<b>All occupied Housing Units</b>	<b>11,787</b>	<b>2,554</b>	<b>9,213</b>	:	<b>1.00</b>	<b>0.70</b>	<b>1.13</b>
<u>Persons per Room:</u>				:			
0.50 or less	7,378	1,829	5,547	:	1.07	0.72	1.23
0.51 to 1.00	3,518	669	2,847	:	0.87	0.69	0.92
1.01 to 1.50	247	19	228	:	0.54	0.25	0.60
1.51 to 2.00	448	33	415	:	1.72	1.34	1.76
2.01 or more	180	4	176	:	1.92	0.64	2.01

Source: 1990 US Census STF1 Counts, Tables H21, H22.

**H 8a: PERSONS PER ROOM DISTRIBUTION in OCCUPIED HOUSING UNITS, by TENURE, 1990**

<b>CENTRAL BOSTON</b>	<u>Column Distribution</u>			:	<u>Row Distribution</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>		<u>Total</u>	<u>Owner</u>	<u>Renter</u>
<b>All occupied Housing Units</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	:	<b>100.0</b>	<b>21.7</b>	<b>78.3</b>
<u>Persons per Room:</u>				:			
0.50 or less	62.7	71.6	60.2	:	100.0	24.8	75.2
0.51 to 1.00	29.9	26.2	30.9	:	100.0	19.0	81.0
1.01 to 1.50	2.1	0.7	2.5	:	100.0	7.7	92.3
1.51 to 2.00	3.8	1.3	4.5	:	100.0	7.4	92.6
2.01 or more	1.5	0.2	1.9	:	100.0	2.2	97.8

Source: 1990 US Census STF1 Counts, Tables H21, H22, and Table H 8, above.



**H 9: VALUE of SPECIFIED SINGLE FAMILY, OWNER-OCCUPIED HOUSING UNITS, 1990**

CENTRAL BOSTON	PD/Boston		
	Number	Percent	Ratio
<b>Specified Owner-occupied DUa:</b>	<b>93</b>	<b>100.0</b>	<b>1.00</b>
<u>Value:</u>			
Less than \$15,000	0	0.0	0.00
15,000 to 19,999	0	0.0	0.00
20,000 to 24,999	0	0.0	0.00
25,000 to 29,999	0	0.0	0.00
30,000 to 34,999	0	0.0	0.00
35,000 to 39,999	0	0.0	0.00
40,000 to 44,999	0	0.0	0.00
45,000 to 49,999	0	0.0	0.00
50,000 to 59,999	0	0.0	0.00
60,000 to 74,999	0	0.0	0.00
75,000 to 99,999	4	4.3	0.74
100,000 to 124,999	4	4.3	0.40
125,000 to 149,999	7	7.5	0.41
150,000 to 174,999	9	9.7	0.39
175,000 to 199,999	9	9.7	0.82
200,000 to 249,999	7	7.5	0.87
250,000 to 299,999	5	5.4	1.20
300,000 to 399,999	21	22.6	9.00
400,000 to 499,999	7	7.5	9.48
500,000 or more	20	21.5	11.89
 <b>LOWER QUARTILE VALUE</b>	 <b>\$172,900</b>		 <b>1.32</b>
 <b>MEDIAN VALUE</b>	 <b>\$307,100</b>		 <b>1.90</b>
 <b>UPPER QUARTILE VALUE</b>	 <b>\$453,600</b>		 <b>2.35</b>

Source: 1990 US Census STF1 Counts, Tables H23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

**H10: SINGLE FAMILY AGGREGATE VALUES by RACE/ETHNICITY of OWNER-OCCUPIER, 1990**

CENTRAL BOSTON	Number of Units	Total Value	Percent	Per Unit Value	PD/Boston Ratios:2		
					Number of Units	Total Value	Per Unit Value
<b>Total for specified owner-occupied one family housing units:</b>	<b>93</b>	<b>(millions) \$30.414</b>	<b>100.0</b>	<b>\$327,000</b>	<b>1.00</b>	<b>1.00</b>	<b>1.87</b>
<u>Owner:</u>							
White1	87	28.901	95.0	\$332,200	1.16	1.15	1.85
Black1	0	0.000	0.0	n/a	0.00	0.00	n/a
American Indian, Eskimo, or Aleut	1	0.275	0.9	\$275,000	6.28	5.34	1.59
Asian or Pacific Islander	5	1.238	4.1	\$247,500	2.93	2.27	1.45
Other race	0	0.000	0.0	n/a	0.00	0.00	n/a
-----							
Hispanic origin	2	0.463	1.5	\$231,300	0.84	0.64	1.42

Source: 1990 US Census STF1 Counts, Tables H24, H26, H28.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H11: MONTHLY CONTRACT RENT in SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 1990

CENTRAL BOSTON	Number	Percent	Ratio
Specified renter-occupied units:	9,212	100.0	1.00
Cash rent:	9,118	99.0	1.00
Less than \$100	226	2.5	0.86
100 to 149	725	7.9	1.05
150 to 199	395	4.3	0.95
200 to 249	363	3.9	0.94
250 to 299	279	3.0	0.92
300 to 349	329	3.6	0.80
350 to 399	294	3.2	0.75
400 to 449	370	4.0	0.65
450 to 499	414	4.5	0.89
500 to 549	506	5.5	0.73
550 to 599	447	4.9	0.82
600 to 649	562	6.1	0.80
650 to 699	382	4.1	0.66
700 to 749	531	5.8	0.95
750 to 999	1,532	16.6	1.15
1,000 or more	1,763	19.1	2.29
No cash rent	94	1.0	0.70
LOWER QUARTILE CONT. RENT	\$344		1.06
MEDIAN CONTRACT RENT	\$619		1.13
UPPER QUARTILE CONT. RENT	\$783		1.07

Source: 1990 US Census STF1 Counts, Tables H32.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H12: AGGREGATE MONTHLY CONTRACT RENT by RACE-ETHNICITY of HOUSEHOLDER, 1990

CENTRAL BOSTON	Number of Units	Total Rent/Mo (millions)	Percent	Average Rent/Mo (dollars)	PD/Boston Ratios:2		
					Number of Units	Total Rent/M	Average Rent/Mo
Specified renter-occupied DUs paying cash rent:	9,117	\$5.958	100.0	\$654	1.00	1.00	1.16
White	7,268	5.107	85.7	703	1.23	1.22	1.15
Black	211	0.112	1.9	529	0.09	0.09	1.14
American Indian, Eskimo, or Aleut	9	0.006	0.1	668	0.28	0.34	1.39
Asian or Pacific Islander	1,583	0.783	11.8	444	3.51	2.31	0.76
Other race	46	0.031	0.5	676	0.10	0.12	1.43
-----	-----	-----	-----	-----	-----	-----	-----
Hispanic origin	240	0.157	2.6	654	0.26	0.29	1.31

Source: 1990 US Census STF1 Counts, Tables H35.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole



**H13: TENURE by HOUSING UNITS in STRUCTURE, 1990**

		PD/Boston Ratios		
		Owner	Renter	
CENTRAL BOSTON		Owner	Renter	
	Total	Occupied	Occupied	Vacant
All Housing Units	13,363	2,555	9,213	1,595
Units per structure:				
1. detached	46	38	5	3
1. attached	108	75	23	10
2	184	64	105	15
3 or 4	2,295	399	1,664	232
5 to 9	2,199	267	1,693	239
10 to 19	1,227	192	902	133
20 to 49	1,034	244	622	168
50 or more	6,141	1,234	4,117	790
Mobile home or trailer	0	0	0	0
Other	129	42	82	5

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

**H13a: TENURE DISTRIBUTION by HOUSING UNITS in STRUCTURE, 1990**

	(in percent)			
	Column Distribution		Row Distribution	
CENTRAL BOSTON	Total	Owner	Renter	Vacant
All Housing Units	100.0	100.0	100.0	100.0
Units per structure:				
1. detached	0.3	1.5	0.1	0.2
1. attached	0.8	2.9	0.2	0.6
2	1.4	2.5	1.1	0.9
3 or 4	17.2	15.6	18.1	14.5
5 to 9	16.5	10.5	18.4	15.0
10 to 19	9.2	7.5	9.8	8.3
20 to 49	7.7	9.5	6.8	10.5
50 or more	46.0	48.3	44.7	49.5
Mobile home or trailer	0.0	0.0	0.0	0.0
Other	1.0	1.6	0.9	0.3

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43, and Table H 13, above.

**H14: AGGREGATE PERSONS by TENURE by UNITS in STRUCTURE, 1990**

**CENTRAL BOSTON**

					<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owned</u>	<u>Rented</u>		<u>Total</u>	<u>Owned</u>	<u>Rented</u>
Total Persons in Occupied Units	20,003	4,438	15,565	:	1.00	0.85	1.19
<u>Units per structure:</u>							
1, detached	112	96	16	:	0.04	0.03	0.05
1, attached	227	174	53	:	0.20	0.32	0.09
2	380	149	211	:	0.11	0.10	0.12
3 or 4	3,962	786	3,176	:	0.71	0.61	0.74
5 to 9	3,454	529	2,925	:	1.59	2.09	1.52
10 to 19	1,871	287	1,584	:	1.03	1.75	0.98
20 to 49	1,520	424	1,096	:	1.10	2.90	0.89
50 or more	8,305	1,930	6,375	:	6.14	12.88	5.30
Mobile home or trailer	0	0	0	:	0.00	0.00	0.00
Other	192	63	129	:	0.80	0.79	0.81

Source: 1990 US Census STF1 Counts, Table H44.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

**H14a: AGGREGATE PERSONS by TENURE DISTRIBUTION by UNITS in STRUCTURE, 1990**

(in percent)

	Column Distribution				Row Distribution		
	Total	Owned	Rented		Total	Owned	Rented
CENTRAL BOSTON	100.0	100.0	100.0		100.0	22.2	77.8
Total Persons:							
Units per structure:							
1, detached	0.6	2.2	0.1		100.0	85.7	14.3
1, attached	1.1	3.9	0.3		100.0	76.7	23.3
2	1.8	3.4	1.4		100.0	41.4	58.6
3 or 4	19.8	17.7	20.4		100.0	19.8	80.2
5 to 9	17.3	11.9	18.8		100.0	15.3	84.7
10 to 19	9.4	6.5	10.2		100.0	15.3	84.7
20 to 49	7.6	9.6	7.0		100.0	27.9	72.1
50 or more	41.5	43.5	41.0		100.0	23.2	76.8
Mobile home or trailer	0.0	0.0	0.0		n/a	n/a	n/a
Other	1.0	1.4	0.8		100.0	32.8	67.2

Source: 1990 US Census STF1 Counts, Table H44, and Table H 14, above.



# H15: STATUS of VACANT HOUSING UNITS, 1990

	Number	Percent	PD/Boston Ratio
<b>CENTRAL BOSTON</b>			
Total vacant housing units:	1,595	100.0	1.24
<u>Status:</u>			
For rent	800	50.2	1.12
For sale only	225	14.1	2.21
Rented or sold, not occupied	53	3.3	0.43
For seasonal, or occasional use	182	11.4	3.93
For migrant workers	2	0.1	2.21
Other vacant	333	20.9	1.58
-----	-----		-----
Boarded up	20	1.3	0.24
Not boarded up	1,576	98.8	1.42
-----	-----		-----
Vacant, usual home elsewhere	334	20.9	4.91
All other vacants	1,262	79.1	1.12

Source: 1990 US Census STF1 Counts, Tables H5, H6, H7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

# H16: VACANCY STATUS by DURATION of VACANCY, 1990

	Total Vacants	For Rent	For Sale Only	All Other	PD/Boston Ratios:1
<b>CENTRAL BOSTON</b>					
Total vacant housing units:	1,595	800	225	571	1.00 0.84 1.85
<u>Vacancy duration:</u>					
Less than 2 months	584	313	13	258	1.44 1.17 0.94
2 up to 6 months	654	381	92	181	1.13 0.98 1.88
6 or more months	358	106	120	132	0.59 0.37 1.83

Source: 1990 US Census STF1 Counts, Tables H40.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

(in percent)

	Column Distribution				Row Distribution			
	Total	For Rent	For Sale	Other	Total	For Rent	For Sale	Other
Total vacant housing units:	100.0	100.0	100.0	100.0	100.0	50.1	14.1	
<u>Vacancy duration:</u>								
Less than 2 months	36.6	39.1	5.8	45.2	100.0	53.6	2.2	
2 up to 6 months	41.0	47.6	40.9	31.7	100.0	58.3	14.1	
6 or more months	22.4	13.3	53.3	23.1	100.0	29.6	33.5	

Source: 1990 US Census STF1 Counts, Tables H40, and Table H 16, above.

## SELECTED SUBJECT DEFINITIONS

- Age:** The age classification is based on the age of the person in completed years as of April 1, 1990. Yet, review of detailed 1990 information shows that a number of respondents tended to provide their age as of the date of their completion of the questionnaire, not their age as of April 1, 1990. It is likely that approximately 10 percent of persons in most age groups are actually 1 year younger.
- Contract Rent:** Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. (For more information, see "Specified Renter-Occupied Housing Units Paying Cash Rent.")
- Family Households (families):** Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).
- Group Quarters:** Includes all persons not living in households. Two general categories of group quarters are recognized:
- 1) institutionalized persons which includes persons under formally authorized, supervised care or custody in institutions (such as correctional institutions, nursing homes, and juvenile institutions) at the time of enumeration and
  - 2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.
- Hispanic Origin:** Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire—"Mexican," "Puerto Rican," or "Cuban"—as well as those who indicated that they were of "other Spanish/Hispanic" origin. Origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. Persons of Hispanic origin may be of any race.
- Homeowner Vacancy Rate:** The percentage relationship between the number of vacant units for sale and the total homeowner inventory. It is computed by dividing the number of vacant units for sale only by the sum of the owner-occupied units and the number of vacant units that are for sale only. (For more information, see "Vacant Housing Units.")
- Householder:** Includes, in most cases, the person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.
- Households:** Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.
- Housing Units:** Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. (For more information, see "Vacant Housing Units.")
- Non-Family Households:** Includes a householder living alone or with nonrelatives only. (For more information, see "Family Households.")
- Race:** The Bureau of the Census collects and publishes racial statistics as outlined in Statistical Policy Directive No.15 issued by the Office of Management and Budget. This directive provides standards on ethnic and racial categories for statistical reporting to be used by all Federal agencies. According to the directive, the basic racial categories are American Indian or Alaska Native, Asian or Pacific Islander, Black, and White. (The directive identifies Hispanic origin as an ethnicity.) The concept of race the Bureau of the Census uses reflects self-identification by respondents that is, the individual's perception of his/her racial identity. The concept is not intended to reflect any biological or anthropological definition. Although the Bureau of the Census adheres to the overall guidelines of Directive No.15, we recognize that there are persons who do not identify with a specific racial group. The 1990 census race question includes an "Other race" category with provisions for a write-in entry.
- Rental Vacancy Rate:** The percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent. (For more information, see "Vacant Housing Units.")



**Seasonal, Recreational, or Occasional Use:** Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. (For more information, see "Vacant Housing Units.")

**Specified Owner-Occupied Housing Units:** Includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for "specified" units exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings. (For more information, see "Value.")

**Specified Renter-Occupied Housing Units Paying Cash Rent:** Includes all renter-occupied housing units except one-family houses on 10 or more acres. Housing units that are renter-occupied without payment of cash rent are excluded. (For more information, see "Contract Rent.")

**Vacant Housing Units:** A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant. (For more information, see "Housing Units.") Value-Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. (For more information, see "Specified Owner-Occupied Housing Units.")

## CONFIDENTIALITY AND HOW IT AFFECTS CENSUS DATA.

As required by Title 13 of the U.S. Code, the Census Bureau must publish data in a form that does not disclose information about specific individuals, households, and housing units. In the 1970 and 1980 censuses, if the number of persons, households, or units to be presented in a table for an area was small enough so that it might have been possible to make individual identifications, then the data in such a table were potentially subject to suppression. Such suppressed data were represented by "\*\*\*\*" or 0 in published tables or tape files.

This form of protection of confidentiality was effective, but made it difficult to use the tables as a source for secondary analysis. No exact value could be assigned to "\*\*\*\*", and "false" 0's which made it impossible to sum across tables without complex programming to control for suppression of data.

For the 1990 Census, a new method of protecting the confidentiality has been devised. Every cell of every table will contain real numbers, but some small fraction of the households reported as being in each place actually live in some other location. The households which have been swapped between locations were matched so that the total number of persons by race, American Indian Tribe membership, and Hispanic ethnicity in each location was unchanged by the swapping. Furthermore, age was matched to the extent that the number of persons over and under age 18 in each location was unchanged by the household swapping.

Household swapping will impact upon such data items as exact age, sex ratios, and form of home ownership and household composition as reported in these STF1 data tables, and upon items such as education, employment, and income which will be covered in STF3 tables (forthcoming). However, the overall impact of household swapping, called the confidentiality edit, on the accuracy of the data is expected to be less than that of non-sampling errors (false or incorrect reporting or recording of data), coverage errors (missed households or persons), and processing errors (clerical and computer errors). This new method will greatly enhance the utility of the data because all tables are complete. This will be particularly true for the areas of very small population, despite the higher rate of household swapping because so many tables for such units had previously been subject to suppressions.

REPORT #91-14  
Area Name: Central  
State: MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin  
1990 Census of Population and Housing, Summary Tape File 1  
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)  
All Persons: 21,625 All Females:

10,904 All Males: 10,722

P13. Hispanic Origin  
(Universe: Hisp Persons)

		White		Black		Am. Ind./Esk./Aleut		Asian/Pac Isl.		Other Race		Hispanic Origin	
		Total	Female	Total	Female	Total	Female	Total	Female	Total	Female	Total	Female
Age													
Total	1	16,464	8,451	662	200	35	9	4,318	2,192	147	52	714	265
Under 1		86	46	5	5	0	0	35	17	0	1	4	3
1-4		143	67	14	7	0	0	129	72	3	1	14	4
5-9		94	59	11	3	0	0	105	54	1	0	13	4
10-14		36	15	5	2	0	0	40	19	2	1	4	4
15-19		16	7	0	0	0	0	101	57	2	1	6	3
20-24		79	49	17	4	0	0	89	42	2	1	6	3
25-29		55	24	6	2	1	1	105	52	1	1	6	2
30-34		56	24	1	0	0	0	44	17	0	0	1	0
35-39		30	15	1	0	0	0	50	30	0	0	1	0
40-44		36	20	2	1	0	0	51	29	1	0	1	0
45-49		47	20	1	0	0	0	68	39	1	0	1	0
50-54		31	12	1	0	0	0	49	24	1	0	1	0
55-59		68	36	13	5	0	0	51	19	1	0	1	0
60-64		109	72	19	11	0	0	61	29	4	0	1	0
65-69		172	94	23	16	1	0	74	35	6	2	1	0
70-74		230	120	37	21	4	2	209	101	19	6	1	0
75-79		221	118	70	41	9	4	373	196	38	13	1	0
80-84		22	876	87	15	3	0	355	171	24	12	1	0
85 & over		1,554	1,488	67	18	2	1	302	147	9	4	1	0
Under 65		2,091	1,019	118	41	22	11	180	78	8	4	1	0
65-69		1,391	626	41	12	2	0	229	92	9	2	1	0
70-74		1,177	558	29	6	4	1	205	97	4	2	1	0
75-79		938	450	16	4	1	0	128	74	3	0	1	0
80-84		770	366	16	4	2	0	93	39	2	0	1	0
85 & over		734	354	20	7	2	0	206	106	0	0	0	0
Under 65		60	170	9	8	3	0	112	50	0	0	0	0
65-69		810	447	18	20	2	0	213	122	3	3	1	0
70-74		667	402	25	16	0	0	112	76	0	0	0	0
75-79		598	385	8	6	1	0	78	50	0	0	0	0
80-84		395	252	3	2	0	0	143	288	4	4	1	0
85 & over		303	232	3	2	0	0	141	69	6	6	1	0
Under 65		323	172	30	15	0	0	269	143	8	8	1	0
65-69		386	186	28	13	1	1	272	141	6	4	1	0
70-74		186	95	2	1	0	0	149	69	0	0	0	0
75-79		86	39	2	1	0	0	152	78	2	2	0	0
80-84		114	52	14	4	0	0	1,293	380	130	44	13	4
85 & over		12,979	6,375	508	119	31	7	1,913	1,913	113	37	44	18
Under 65		9,737	4,806	427	119	21	5	835	380	113	37	44	18
65-69		3,242	1,569	81	26	10	2	1,810	1,810	17	7	16	6
70-74		15,830	8,125	601	173	34	8	3,476	1,762	138	47	64	23
75-79		15,752	8,093	589	171	34	8	941	543	136	47	64	23
80-84		3,243	1,947	90	59	6	2	469	469	6	3	53	30
85 & over		2,773	1,718	81	52	3	1	813	469	6	3	53	30























